

## Minutes of the Zoning Board of Appeals

April 20, 2017 - 6:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman  
Earl Bloam  
Dean Bredenbeck  
Wally Parker  
Craig Farkas

ABSENT: None

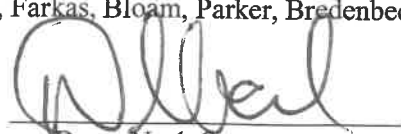
ALSO PRESENT: David Kulcsar, Building Commissioner  
Dawn Neal, Building Secretary

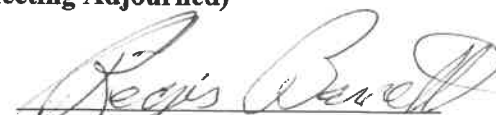
Regis Barrett, Chairman called the meeting to order.

**Motion** by Bredenbeck, second by Bloam to approve the minutes of March 16, 2017. **Vote Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck No: None. **(Approved)**

A Request from Thomas P. Caruso for a 42 inch height variance for a fence in the side yard. It is for a 6 foot high fence proposed 30 inches from neighboring house at 4726 Brookwood Dr. P.P# 433-06-016 (1175.05(c)(5)). Thomas P. Caruso explained his plans that show a 6 foot high fence running adjacent to neighbor's property that is 30 inches away. Thomas explained there was an approximately 42 inch fence there before. He decided for privacy he would put up at 6 foot tall fence up. Thomas stated he had spoken to his neighbor prior to putting up the fence. His neighbor had no problem with it. Commissioner Kulcsar stated he does not have any objection to it. Mr. Caruso's neighbor is fine with it but Mr. Caruso will need a 42 inch variance for that 16 feet that is 30 inches from neighboring house. Chairman Barrett explained we have not made it a habit to approve these tall fences next to a neighbor's house. The fence as built restricts the air flow and the view from the neighbor's window, those are two things we cannot waive. The bottom of the window of the neighbor's house is 53 inches. Mr. Caruso must stay below that. Mr. Caruso asked if he can go to 48 inches. Chairman Barrett stated you can go to 52" high from the front of the fence to the back corner of the house. Mr. Bredenbeck asked if the construction of the fence will allow him to just cut the fence down. Mr. Caruso stated there are three two by fours, he can leave the middle and bottom rail, just move down the top rail and cut down the boards. Mr. Bloam stated the reason the Board would grant a variance is that there is hardship, he does not feel there is any hardship in the case. Mr. Bloam asked Commissioner Kulcsar what size fence is allowable by code. Commissioner Kulcsar explained 30 inches for this location, Mr. Caruso did have a 48 inch fence in prior. Mr. Bloam stated no matter what he needs some kind of variance. Comm. Kulcsar replied yes. Mr. Bloam stated Mr. Caruso will have a 48 inch gate then it goes to 52 inch and the up to 72 inches. Commissioner Kulcsar stated Mr. Caruso could cut it the fence down to 48 inches to match the gate. Mr. Bloam stated that that would look better, but Mr. Caruso would still need a variance, Mr. Bloam thinks 52 inches is too high. Mr. Farkas asked Mr. Bloam if he would prefer the height to be 48 inches. Mr. Bloam replied yes, he thinks that would look better. Mr. Bredenbeck stated that if Mr. Caruso is looking into having any pets that extra couple inches may help keep the animal in better. After further discussion, a **Motion** by Bredenbeck, second by Parker to **Approve** a request from Thomas P. Caruso for a 22 inch height variance for a fence in the side yard. 52 inch high fence proposed 30 inches from neighboring house at 4726 Brookwood Dr. P.P# 433-06-016 (1175.05(c)(5)). **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker No:None. **(APPROVED)**

There being no further business, **Motion** by Bredenbeck, second by Farkas to adjourn. **Vote Resulted:** *To Adjourn:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(Meeting Adjourned)**

  
Dawn Neal, Secretary

  
Regis Barrett, Chairman